



17 Orchard Walk, Kingswood, Wotton-Under-Edge, GL12 8SD
£499,500

HUNTERS[®]
EXCLUSIVE



MUD KITCHEN

17 Orchard Walk, Kingswood, Wotton-Under-Edge, GL12 8SD

Tucked away at the head of a cul-de-sac, this detached family home is beautifully presented throughout and found in the desirable village of Kingswood, Near Wotton-under-Edge. The property boasts landscaped wrap-around gardens, providing a serene outdoor space perfect for relaxation and entertaining.

Upon entering, you are greeted by a welcoming hallway that leads into a contemporary fitted kitchen/dining area with double oven, fridge/freezer and dishwasher. This space is not only stylish but also practical, featuring an under-stairs pantry for additional storage. A door from the kitchen opens to a side lobby, which conveniently connects to a downstairs cloakroom and a versatile work-room that could serve as a fourth bedroom.

The lounge is a delightful space with inset gas fire, enhanced by a window that overlooks the front garden and French doors that open onto the rear patio area, seamlessly blending indoor and outdoor living.

Venturing upstairs, you will find a landing that leads to three well-proportioned bedrooms and a family bathroom, ensuring ample space for family living.

The exterior of the property is equally impressive, with a generous driveway providing ample parking. The rear gardens are beautifully maintained, featuring various patio and seating areas, perfect for enjoying the summer months. A charming summer house adds to the appeal, offering a delightful retreat for hobbies or relaxation.

This home is ideal for families seeking a tranquil setting with modern comforts, all within the charming community of Kingswood.





Ground Floor Accommodation

Entrance

Via part glazed door with side panel, stairs leading to the first floor, LVT flooring, opening to;

Kitchen/Dining Area

Dining Area

Window to front aspect, radiator, opening into;

Kitchen Area

Window to rear aspect, LVT flooring, range of contemporary wall and base units with oak work-surfaces, high level double oven, integral fridge/freezer and dishwasher, vertical radiator, ornate tiled splash-backs, gas hob with extractor over, ceramic sink, ceiling spot-lights, door to under-stairs cupboard, door to;

Rear Porch/Utility Area

Door to rear garden, Worcester gas boiler, tiled flooring, window to rear aspect, wall unit.

Side Hallway

Door to rear garden, door to front of property, vinyl tiled flooring, radiator, loft hatch, doors to;

Cloakroom

Window to side aspect, wc, wash hand basin set in unit, tiled flooring.

Work-Room/Bedroom Four

Window to front aspect, window to side aspect, laminate flooring, range of base units with work-surfaces, vertical radiator, space for washing machine, sink with mixer tap.

Lounge

Window to front aspect, French doors to garden, radiator, cast iron feature gas fire, radiator.

First Floor Accommodation

Landing Area

Window to rear aspect, access to loft area with pull down ladder, doors to;



Bedroom

Dual aspect windows, two radiators.

Bedroom

Window to rear aspect, radiator.

Bedroom

Window to front aspect, radiator.

Bathroom

Window front aspect, wc, wash hand basin set in unit, fully tiled shower cubicle with shower, part tiled walls, laminate flooring, radiator, extractor fan.

Outside

Front Garden

With driveway parking for two/three cars, path to front door, lawned areas, natural hedging, gate to rear garden.

Rear and Side Gardens

The landscaped and well maintained rear gardens wrap around the property offering various seating areas, abundance of plants and shrubs with raised flowers beds and feature pergola area, A side gate leads to the front of the property.

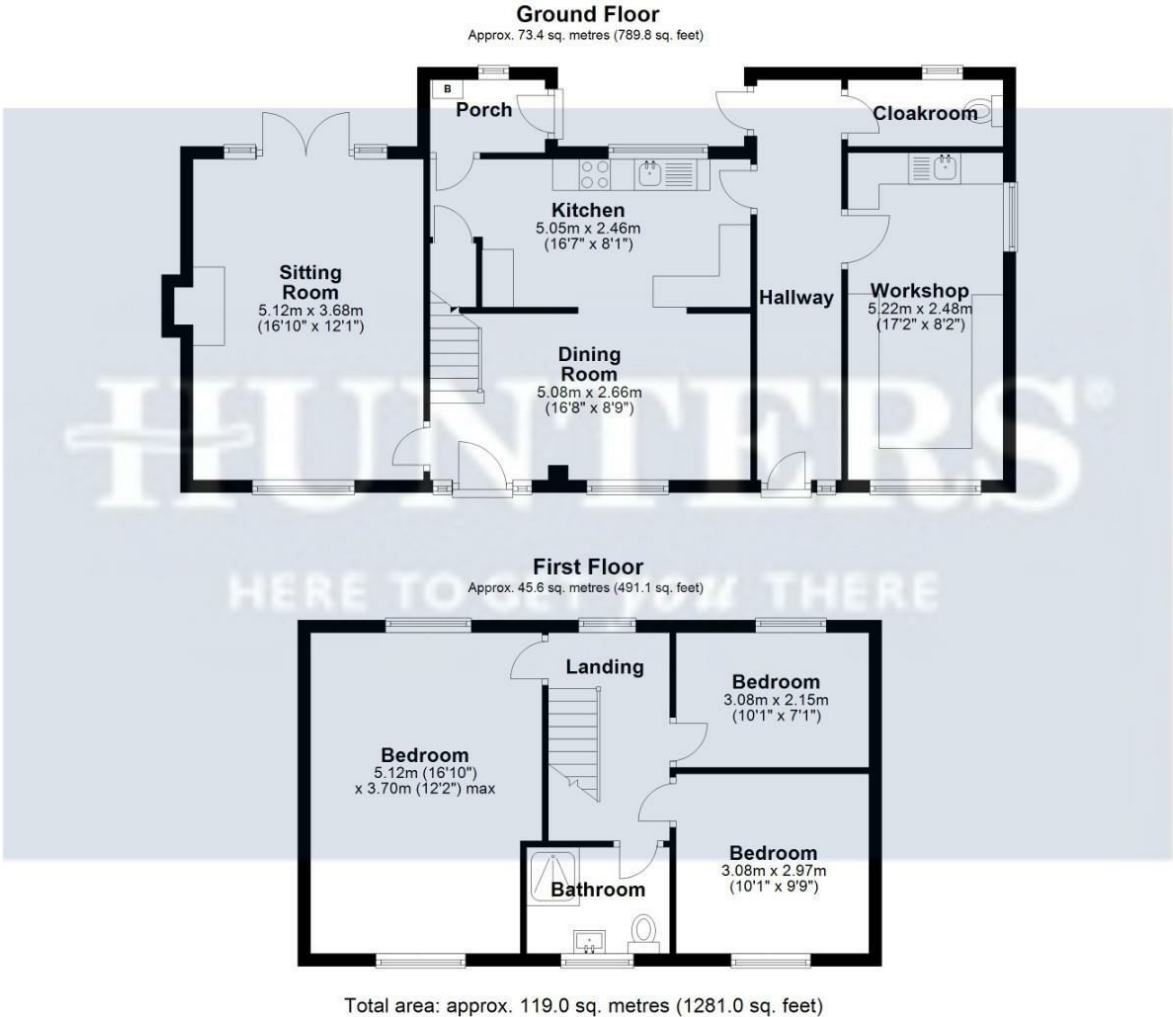
Anti-Money Laundering (AML) Compliance

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- Beautifully Presented Detached Family Home
- Cul-De-Sac Location in Sought After Village
- Entrance Hallway with Kitchen/Dining Area
- Lounge with French Doors to Rear Garden
- Landing Area Leading to Three Bedrooms
- Family Bathroom
- Front Garden with Ample Driveway Parking
- Landscaped Rear and Side Gardens with Summer House
- Viewing Essential

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 67 | 75 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley -
01453 542 395 <https://www.hunters.com>





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